

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 4

Property ID: R49115

Property Information

property address: 1008 WINTER

legal description: WINTER BLOCK 1, LOT 10

owner name/address: LICHONCZAK, NIKA

1008 WINTER ST

BRYAN, TX 77803-4566

full business name:

land use category:

SFR

type of business:

current zoning:

RD-5

occupancy status:

OCCUPIED

lot area (square feet):

7000

frontage along Texas Avenue (feet):

50

lot depth (feet):

140

sq. footage of building:

1660

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings:

1

building height (feet):

12

of stories:

1

type of buildings (specify):

WOOD FRAME (SIPING)

building/site condition:

4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 50/100

accessible to the public:

☐ yes

☒ no

possible historic resource: ☐ yes ☒ no

sidewalks along Texas Avenue:

☐ yes ☐ no

other improvements: ☐ yes ☐ no (specify)

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☐ no

☐ dilapidated ☐ abandoned ☐ in-use

of signs:

type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☐ yes ☐ no parking spaces striped: ☐ yes ☐ no

of available off-street spaces:

lot type: ☐ asphalt ☐ concrete ☐ other

space sizes:

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☐ no:

landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☒ yes ☐ no (specify) RESIDENTIAL
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☐ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☐ no

Other Comments:
